

## **150 to 160 Cactus Avenue – Official Plan Amendment, Zoning Amendment and Rental Housing Demolition Applications – Preliminary Report**

Date: November 30, 2021

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 18 - Willowdale

**Planning Application Number:** 21 226750 NNY 18 OZ

**Rental Housing Application Number:** 21 226756 NNY 18 RH

**Related Application:** 21 226762 NNY 18 SA

**Notice of Complete Application Issued:** November 16, 2021

**Current Use(s) on Site:** Six blocks of 2-storey townhouse buildings containing 60 units

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 150 to 160 Cactus Avenue. The application proposes the demolition of 60 existing rental townhouse dwellings to permit the redevelopment of the site for one 12-storey (45.95 metres) apartment building and one 15-storey (54.80 metres) apartment building connected by a 1-storey lobby, and two blocks of 4-storey (11.90 metres) back-to-back stacked townhouses. A Rental Housing Demolition application has been submitted to demolish the 60 existing rental dwellings.

The proposed development would contain a total of 483 residential units, including 60 rental replacement units. One level of underground parking is proposed, containing 319 parking spaces. The proposed development would have a total gross floor area of 34,482 square metres, resulting in a density of 2.43 times the lot area. A 1,425 square metre public park is also proposed on site.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 150 to 160 Cactus Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **ISSUE BACKGROUND**

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### **Application Description**

This application proposes to amend the City of Toronto Official Plan, City of Toronto Zoning By-law 569-2013 and former City of North York Zoning By-law 7625 for the property at 150 to 160 Cactus Avenue to permit a new residential development consisting of four buildings: one 12-storey apartment building and one 15-storey apartment building and two blocks of 4-storey back-to-back stacked townhouses. The proposed development would have a total gross floor area of 34,482 square metres, resulting in a density of 2.43 times the lot area.

The proposed development would be comprised of 255 one-bedroom units, 158 two-bedroom units, 66 three-bedroom units, and 4 four-bedroom units, for a total of 483 dwelling units. The proposed back-to-back stacked townhouses contain the 60 rental replacement units. A total of 319 vehicle parking spaces are proposed within one level of underground parking, including 48 visitor parking spaces and 271 resident parking spaces. The proposed development would also include 328 resident bicycle parking spaces and 34 short-term bicycle parking spaces.

The application proposes to connect the two mid-rise buildings by a shared 1-storey lobby to front along Steeles Avenue West, with the greatest heights focused at the Steeles Avenue frontage. The buildings transition down in height toward the townhouse blocks and low-rise neighbourhood to the south. Vehicular access to the site is provided from one driveway off Cactus Avenue located between the mid-rise and townhouse

blocks. At the southernmost end of the site, a 1,425 square metre public park is proposed, which has frontage on Greenwin Village Road and Peckham Avenue. A breakdown of the four proposed buildings is provided in the table below.

|                   | <b>Height<br/>(storeys)</b> | <b>Height<br/>(metres)</b> | <b>GFA (sq.<br/>metres)</b> | <b># of<br/>Units</b> | <b>Amenity (sq.<br/>metres)</b>   |
|-------------------|-----------------------------|----------------------------|-----------------------------|-----------------------|-----------------------------------|
| <b>Building A</b> | 15                          | 54.80m                     | 16,061                      | 235                   | 216.5 (indoor)<br>712.0 (outdoor) |
| <b>Building B</b> | 12                          | 45.95m                     | 12,573                      | 188                   | 973.0 (indoor)<br>613.0 (outdoor) |
| <b>Building C</b> | 4                           | 11.90m                     | 3,792                       | 40                    | 0                                 |
| <b>Building D</b> | 4                           | 11.90m                     | 2,056                       | 20                    | 0                                 |

A Rental Housing Demolition application has been filed to demolish the existing 60 rental dwelling units on the site. Rental replacement for all 60 units are proposed to be included within the back-to-back stacked townhouse blocks.

Detailed project information is found on the City's Application Information Centre at: <http://app.toronto.ca/AIC/index.do?folderRsn=qRXAamPMxBbXUq0ePvDoYA%3D%3D>

See Attachment 2 of this report for a three dimensional representation of the project in context. See Attachment 1 of this report for a location plan showing the location of the subject site. See Attachment 3 of this report for a site plan, Attachment 4 for the building elevations and Attachment 7 for the Application Data Sheet.

## **Provincial Policy Statement and Provincial Plans**

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

## **Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a

Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

### **Toronto Official Plan**

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application.

The site is located on lands designated as Neighbourhoods as shown on Land Use Map 16 of the Official Plan (see Attachment 5). Neighbourhoods contain a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions

and small-scale stores and shops serving the needs of area residents. Lower scale buildings in Toronto's Neighbourhoods include detached houses, semi-detached houses, duplexes, triplexes and various forms of townhouses as well as interspersed walk-up apartments with or without elevators that are four storeys or less. Official Plan policy provides that development in Neighbourhoods must respect and reinforce the existing character of the neighbourhood, and is not slated for intensification. As shown on Map 3 of the Official Plan, Steeles Avenue West is an existing Major Street with a planned right-of-way width of 36 metres.

Chapter 3.2.1 of the Official Plan contains housing policies to ensure adequate, affordable and appropriate housing options are available throughout the City. Policy 3.2.1.6 provides direction specific to removal of existing rental housing. The policy protects rental housing supply by providing that new development that would have the effect of removing existing rental units include at least the same number of replacement rental units of the same size and type, with rents similar to those in effect at the time the redevelopment application is made. An acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship are also required.

Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

## **Zoning By-laws**

The site is zoned Residential Townhouse Zone (RT) by City of Toronto Zoning By-law 569-2013. This zone permits residential dwelling units in detached, semi-detached and townhouse building types, as well as a municipal shelter and parks. The site has a maximum permitted height of 10.5 metres or 3-storeys per the Height Overlay Map of the Zoning By-law. See Attachment 6 for an extract of the Zoning By-law.

The site is also zoned Multiple-Family Dwellings First Density (RM1) by former City of North York Zoning By-law 7625. The RM1 zone permits residential uses in the form of multiple attached dwellings and single family dwellings. The zone permits a maximum height of 9.2 metres or 3-storeys.

The City of Toronto Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

## **Design Guidelines**

The following design guideline(s) will be used in the evaluation of this application:

- City-Wide Mid-Rise Building Design Guidelines;
- Townhouse & Low-Rise Apartment Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;

- Complete Streets Guidelines;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings; and
- Bird-Friendly Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

### **Rental Housing Demolition and Conversion By-law**

The applicant submitted an application on October 22, 2021 for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application contain six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on existing tenants of the residential rental property and matters under Section 111.

City Council may refuse a Rental Housing Demolition application or approve an application with conditions, including conditions requiring an applicant to replace the rental units proposed to be demolished and/or to provide tenant relocation and assistance, which must be satisfied before a demolition permit is issued. These conditions implement the City's rental housing protection policies in the Official Plan. However, unlike Planning Act applications, decisions by City Council under Chapter 667 are not appealable to the Ontario Land Tribunal (the "OLT").

Section 33 of the Planning Act also authorizes Council to regulate the demolition of residential properties. Section 33 is implemented through Chapter 363 of the Toronto Municipal Code, the Building Construction and Demolition By-law, which requires Council approval of the demolition of any residential property that contains 6 or more dwelling units (irrespective of whether any are rental) before the Chief Building Official can issue a demolition permit under the Building Code Act.

This proposal requires Council approval under both Chapters 363 and 667 of the Toronto Municipal Code because it involves the demolition of at least six dwelling units and at least one rental unit.

### **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application (File No. 21 226762 NNY 18 SA) has been submitted and is being review concurrently with this application.

## COMMENTS

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### Reasons for the Application

The application to amend the Official Plan is required to redesignate the site from *Neighbourhoods* to *Apartment Neighbourhoods* in order to facilitate the proposed mid-rise buildings.

Amendments to the City of Toronto Zoning By-law 569-2013 and former City of North York Zoning By-law 7625 are also required to permit the proposed built form, height, density, parking and other site-specific matters.

An application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code is required for the demolition of the existing rental housing units, as the subject lands contain six or more residential units, of which at least one is rental.

### ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

#### Provincial Policies and Plans Consistency/Conformity

Staff are reviewing this application against the PPS and the applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan.

#### Official Plan Conformity

Staff are reviewing the application to determine its conformity to the Official Plan. Key Official Plan policies that will be used to evaluate this application include, but are not limited to: Urban Structure policies in Chapter 2; Built Form, Public Realm, Parks and Open Space, and Housing policies in Chapter 3; and the development criteria for *Neighbourhoods* and *Apartment Neighbourhoods* in Chapter 4.

On a preliminary basis, staff have concerns with the proposal to redesignate the site from *Neighbourhoods* to *Apartment Neighbourhoods*. The proposed redesignation would allow for a height and density not currently found within the adjacent low-rise neighbourhood. The proposed development represents a significant intensification that would alter the character of a stable residential area, in an area not slated for intensification.

#### *Chapter 2 – Shaping the City*

The Official Plan provides that most new development be focused in the *Downtown*, in *Centres*, along *Avenues* and in other strategic locations, in order to preserve the shape

and feel of the City's neighbourhoods. The subject site is currently designated *Neighbourhoods* and is surrounded by other lands designated *Neighbourhoods*. The subject site is not identified in the Official Plan as within the *Downtown*, a *Centre*, along an *Avenue* or in another strategic location where substantial growth should be directed.

A cornerstone policy of the Official Plan is to ensure that new development in *Neighbourhoods* respects the existing and/or planned physical character of the area including dwelling typology, reinforcing the stability of the neighbourhood. *Apartment Neighbourhoods* are residential areas with taller buildings and higher density than *Neighbourhoods* and are also considered to be physically stable. Toronto's *Apartment Neighbourhoods* are considered stable areas where significant growth is not anticipated on a city-wide basis.

The Healthy Neighbourhoods policies (Section 2.3.1) of the Official Plan direct that intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. Where significant intensification of land adjacent to a *Neighbourhood* or *Apartment Neighbourhood* is proposed, Council will determine, at the earliest point in the process, whether or not a Secondary Plan, area specific zoning by-law or area specific policy will be created in consultation with the local community following an Avenue Study, or area based study. Staff have concern with the significant proposed intensification of the site and its potential negative impact on the surrounding neighbourhood, as there has been no area specific studies completed to evaluate the impact of such intensification in this *Neighbourhoods* area.

### *Chapter 3 – Building a Successful City*

The Official Plan provides that new development will be located and massed to fit within the existing and planned context. The existing context of any given area refers to what is there now. The planned context refers to what is intended in the future. In stable areas, such as *Neighbourhoods* and *Apartment Neighbourhoods*, the planned context typically reinforces the existing context. The area in which the subject site is located is designated *Neighbourhoods* and therefore is not planned for significant change.

### *Chapter 4 – Land Use Designations*

A key objective of the Official Plan is that new development respect and reinforce the general physical patterns in *Neighbourhoods*. Physical changes to the City's established *Neighbourhoods* must be sensitive, gradual and “fit” the existing physical character. The proposed redesignation of the subject site to *Apartment Neighbourhoods* would allow for a significant and rapid change to the physical character of the neighbourhood, rather than a sensitive and gradual one.

The subject site is located in a neighbourhood surrounded by other lands designated *Neighbourhoods*. A change of the land use designation to *Apartment Neighbourhoods* would disrupt the continuity of the *Neighbourhoods* area, as the site is not directly adjacent to any *Apartment Neighbourhoods*, *Mixed Use Areas*, or other land use

designation. Greater height, density and intensification is focused in the existing *Mixed Uses Areas* and *Apartment Neighbourhoods* designations to the east and west of the site, at the major intersections of Steeles Avenue West and Bathurst Street and Steeles Avenue and Yonge Street.

Section 5.3.1.3 of the Official Plan stipulates that Amendments to the Official Plan that are not consistent with its general intent will be discouraged. Council will be satisfied that any development permitted under an amendment to the Plan is compatible with its physical context and will not affect nearby *Neighbourhoods* or *Apartment Neighbourhoods* in a manner contrary to the neighbourhood protection policies of the Plan. The Official Plan directs that when considering a site specific amendment, the review should examine whether the application should be considered within the immediate planning context or whether a broader review and possible area specific policy or general policy change are appropriate.

### **Built Form, Planned and Built Context**

Staff are assessing the suitability of the proposed site organization, building placement and setbacks, heights, massing, and transition based on the City's Official Plan including Healthy Neighbourhoods Section 2.3.1, OPA 479 (Public Realm) and OPA 480 (Built Form), *Neighbourhoods* Section 4.1 and *Apartment Neighbourhoods* Section 4.2.

Staff will also be assessing the proposal against the City-Wide Mid-Rise Building Design Guidelines and Townhouse & Low-Rise Apartment Guidelines. The proposed building setbacks and stepbacks, including the relationship to the existing surrounding buildings and surrounding stable residential area will be evaluated through the processing of the application.

On a preliminary basis, issues of concern with regards to site organization and built form include:

- Demonstrating how the proposed building and site organization and design fit within the existing and/or planned context, including the proposed density, scale of development, vehicular access and the site transition to adjacent stable residential areas;
- Whether the height, density and massing of the proposed building is appropriate;
- Height of the mid-rise buildings, which are proposed to be greater than the planned right-of-way width of Steeles Avenue (36 metres);
- Building footprints, including the length of the proposed connected mid-rise buildings and its impact on permeability through the site; and
- Organization of the site at grade including:
  - o The proposed building setbacks, including the relationship to the surrounding low-rise dwellings;
  - o Locations, sizes and configurations of landscaped open spaces and amenity areas on site; and

- o Location and configuration of site access, loading and underground parking accesses.

The applicant has submitted a Sun/Shadow Study and a Pedestrian Level Wind Study in support of the application that are currently being reviewed by City staff.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant proposes to remove 67 trees to facilitate the proposed development, and 49 trees are proposed to be preserved.

The applicant has submitted an Arborist Report and Tree Preservation Plan which are currently under review by City staff.

### **Housing**

The Rental Housing Demolition application will be assessed against the requirements of the Planning Act, the City of Toronto Act, Official Plan policies relating to rental housing, and Chapter 667 of the Toronto Municipal Code. A site visit will be required to be conducted by staff in order to fully assess the application.

A Housing Issues Report is required for Official Plan Amendments, Zoning By-law Amendments and Plans of Condominium for applications that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development in excess of five hectares.

The Toronto Official Plan outlines City Council's policies and objectives for land use planning and development. Section 3.2.1 of the Official Plan contains the City's policies pertaining to the provision, protection, and replacement of rental housing. Policy 3.2.1.6 prevents new development that would result in the loss of six or more rental dwelling units unless all of the existing rental units have rents that exceed mid-range rents at the time of application or, in cases where planning approvals other than site plan are sought, at least the same number, size, and type of rental units are replaced and maintained with similar rents and the applicant develops an acceptable tenant relocation and assistance plan addressing the right for tenants to return to the replacement units at similar rents and other assistance to mitigate hardship.

The Housing Issues Report submitted by the applicant confirms that most of the existing rental units on the lands have either affordable or mid-range rents. Consequently, Policy 3.2.1.6 of the Official Plan applies to this proposal and the applicant is required to replace all 60 of the existing rental townhouse units within the proposed development.

The applicant is proposing to replace the existing 60 rental units that are proposed to be demolished in townhouse form and by their respective unit types. Staff require further information from the applicant to assess whether the proposed rental replacement units

satisfy the requirements of Policy 3.2.1.6, including as-built floor plans and unit layout of the proposed rental replacement units.

### **Growing Up: Planning for Children in New Vertical Communities**

The Council-adopted Growing Up: Planning for Children in New Vertical Communities final urban design guidelines provide guidance on the proportion and size of larger units recommended in new multi-unit residential developments.

Guideline 2.1 of the Growing Up Guidelines state that a residential building should provide a minimum of 25% large units. Specifically, the guidelines state that 10% of the total residential units should be three-bedroom units and 15% should be two-bedroom units.

Guideline 3.0 states that the ideal unit size for large units, based on the sum of the unit elements, is 90 square metres for two-bedroom units and 106 square metres for three bedroom units, with ranges of 87-90 square metres and 100-106 square metres representing an acceptable diversity of sizes for such bedroom types while maintaining the integrity of common spaces to ensure their functionality.

The proposed development would include 255 (52.8%) 1-bedroom units, 158 (32.7%) 2-bedroom units, 66 (13.7%) 3-bedroom units, and 4 (0.83%) 4-bedroom units, for a total of 483 units. The proposed unit mix supports the unit mix objectives of Guideline 2.1 of the Growing Up Guidelines. Staff will continue to evaluate the proposal in the context of the unit mix and size objectives of the Growing Up Guidelines to accommodate within new development a broad range of households, including families with children.

### **Parkland**

The applicant is proposing an on-site park at the south end of the subject site. The proposed park would be 1,425 square metres. The park size, location and configuration are to be further discussed with the Parks Development Unit, and shall comply with Policy 3.2.3.8 of the Toronto Official Plan.

A setback of minimum 5 metres will be required between the edge of the park and any adjacent building face. As per Section 3.2.3.3 of the Official Plan, the impact of shadows from adjacent built form should be minimized to preserve the utility of the parkland.

### **Community Services and Facilities**

Community Services and Facilities ("CS&F") are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit.

The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

A Community Services and Facilities study has been submitted with the application and is currently under review.

### **Section 37 Community Benefits**

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement for developments with more than 10,000 square metres of gross floor area where the zoning by-law amendment would increase the permitted density by at least 1,500 square metres and/or significantly increase the permitted height.

The proposal at its current height and density will be subject to Section 37 contributions under the Planning Act. Section 37 benefits have not yet been discussed. City staff may apply Section 37 provisions of the Planning Act should the proposal be approved in some form. In the event the applicant provides in-kind benefits pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

### **Infrastructure/Servicing/Transportation Capacity**

The applicant submitted a Functional Servicing and Stormwater Management Report, a Hydrogeological Assessment and a Geotechnical Investigation Report. The Functional Servicing Report is intended to evaluate the effects of the development on the City's municipal servicing infrastructure and watercourses and to identify the need for any new infrastructure and upgrades to existing infrastructure necessary to provide for adequate servicing for the proposed development. Staff are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development, in addition to the potential cumulative impact of all proposed applications in the area of this application.

A Transportation Impact Study was submitted by the applicant to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements, if deemed necessary, to accommodate the travel demands and impacts generated by the development. The study is currently under review by staff.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant has indicated that they plan to achieve Tier 1 of the TGS Performance Levels. Staff are reviewing the submitted checklist and materials for compliance with Tier 1 performance standards of the TGS.

## **Other Matters**

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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Tel. No. (416) 396-5570  
E-mail: Heather.Au@toronto.ca

## **SIGNATURE**

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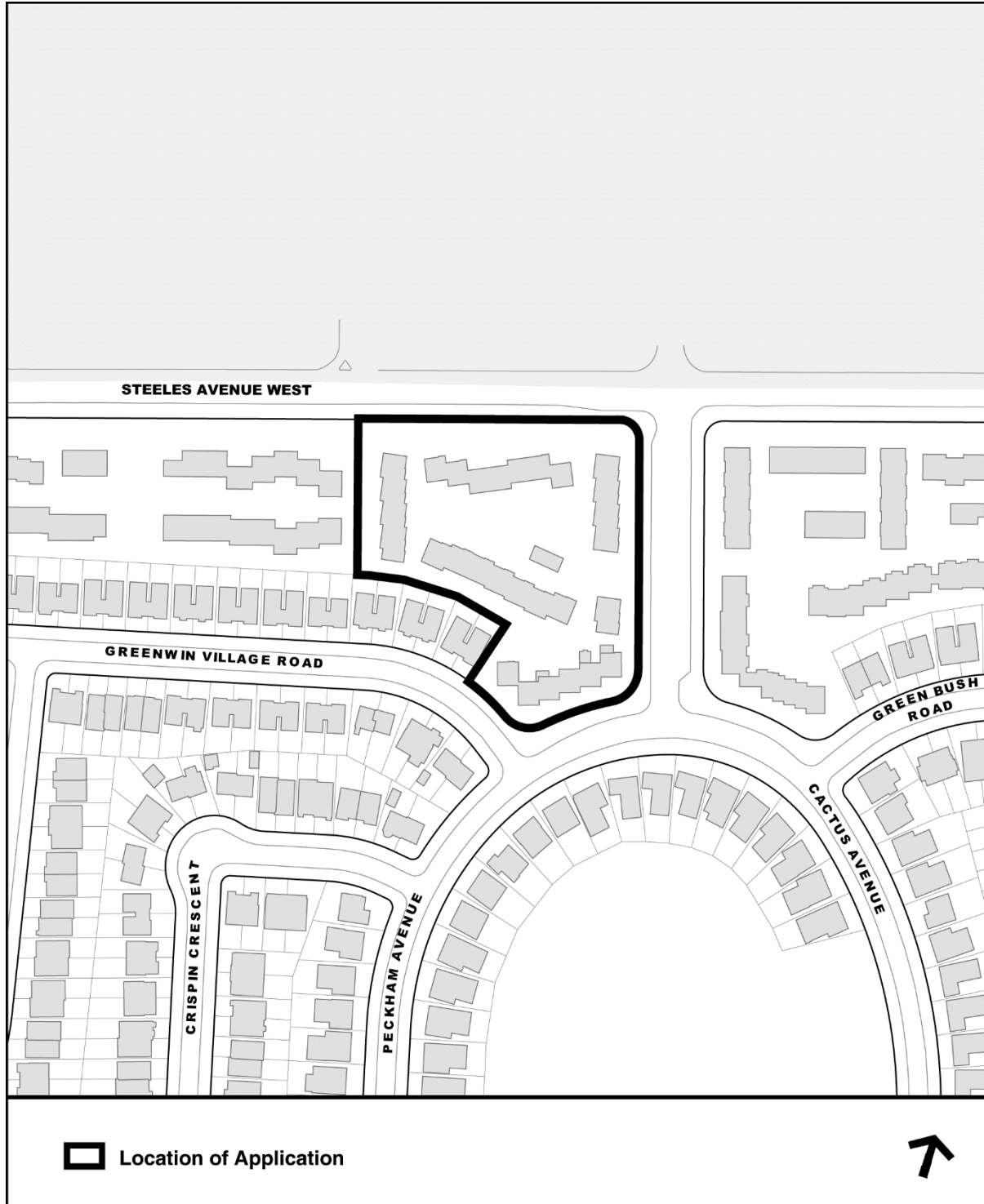
David Sit, MCIP, RPP  
Director, Community Planning, North York District

## **ATTACHMENTS**

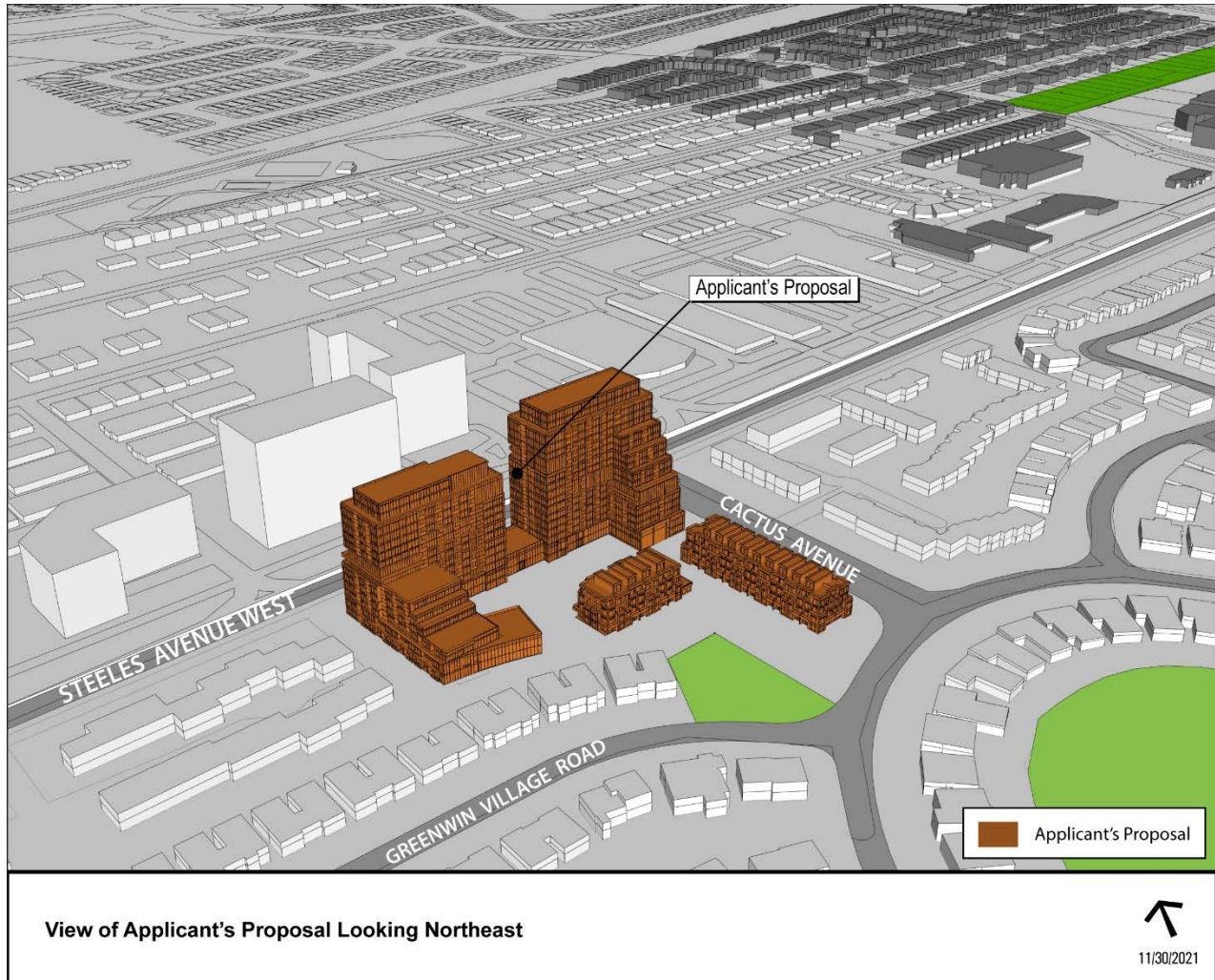
Attachment 1: Location Map  
Attachment 2: 3D Model of Proposal in Context  
Attachment 3: Site Plan  
Attachment 4: Elevations

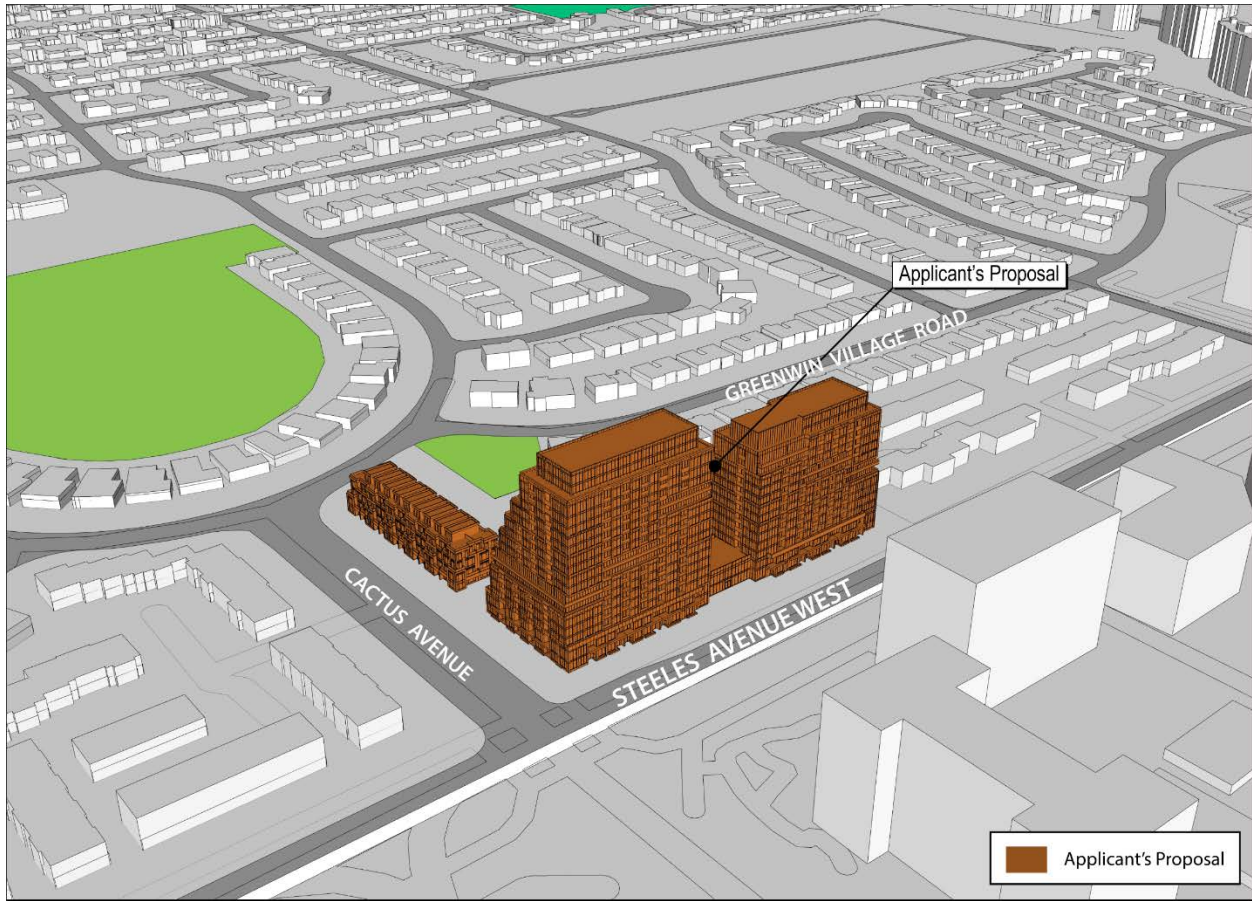
Attachment 5: Official Plan Map  
Attachment 6: Zoning By-law 569-2013 Map  
Attachment 7: Application Data Sheet

## Attachment 1: Location Map



## Attachment 2: 3D Model of Proposal in Context





View of Applicant's Proposal Looking Southwest



11/30/2021



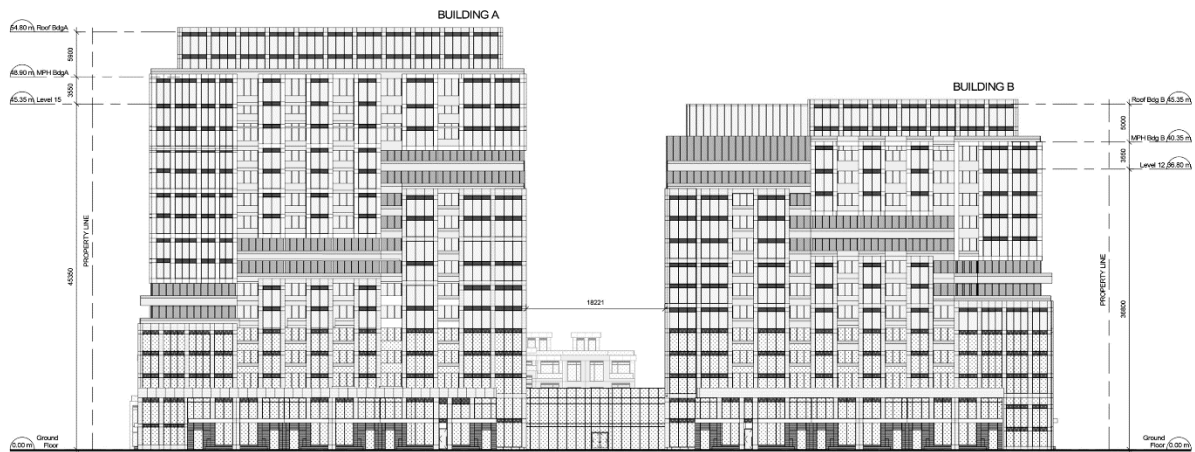
## Attachment 4: Elevations



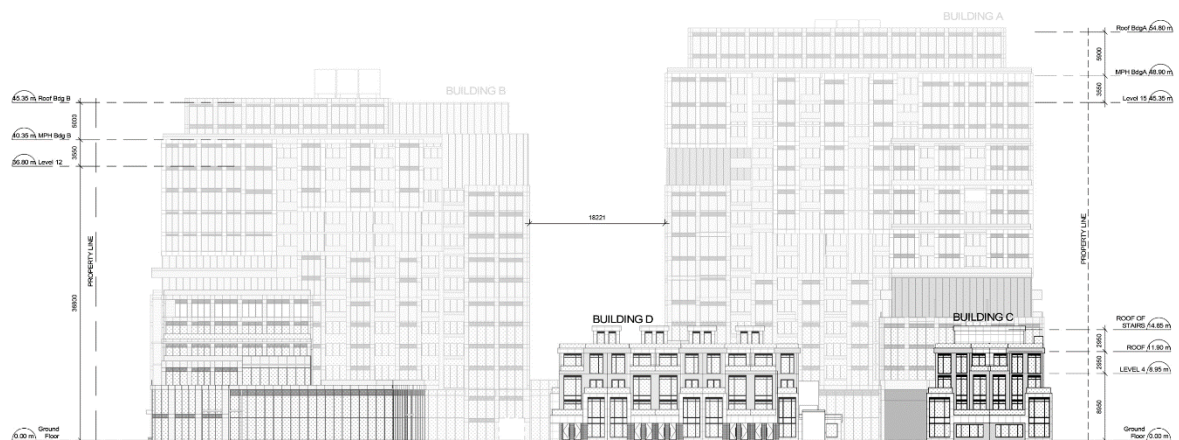
East Elevation



West Elevation

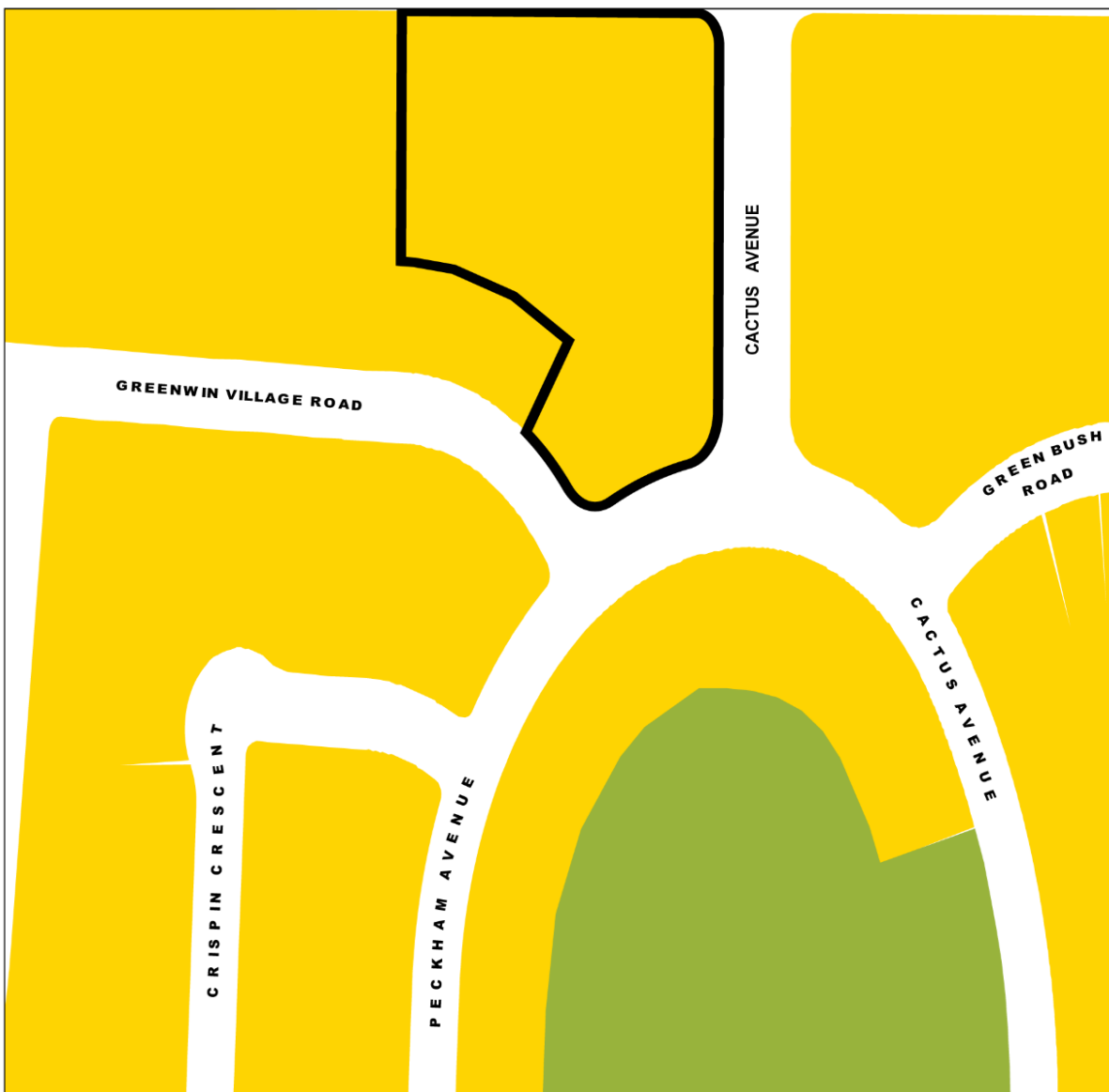


North Elevation



South Elevation

Attachment 5: Official Plan Map



Official Plan Land Use Map #16

150-160 Cactus Avenue

File # 21 226750 NNY 18 0Z



Location of Application

Neighbourhoods

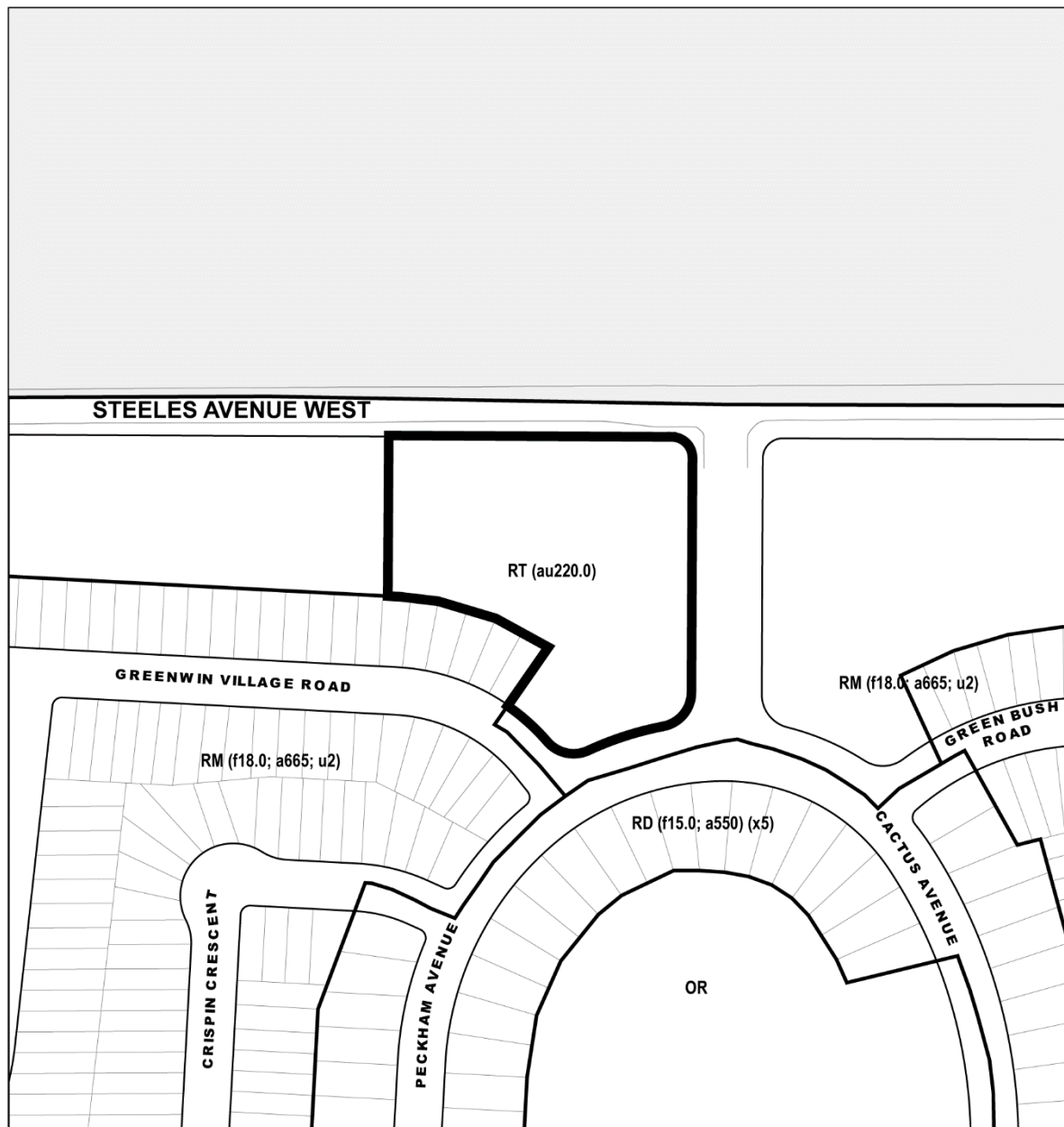


Parks



Not to Scale  
Extracted: 11/15/2021

# Attachment 6: Zoning By-law 569-2013 Map



**Zoning By-law 569-2013**

**150-160 Cactus Avenue**

File # 21 226750 NNY 18 0Z



Location of Application

RD  
RT  
RM  
OR

Residential Detached  
Residential Townhouse  
Residential Multiple  
Open Space Recreation



Not to Scale  
Extracted: 11/15/2021

## Attachment 7: Application Data Sheet

**Municipal Address:** 150-160 CACTUS AVE      **Date Received:** October 16, 2021

**Application Number:** 21 226750 NNY 18 OZ

**Application Type:** OPA / Rezoning, OPA & Rezoning

**Project Description:** Official Plan and Zoning By-law Amendment Application to facilitate the development of the site for a residential development comprised of 12 and 15-storey apartment buildings, and two 4-storey back to back townhouse buildings. The proposed residential gross floor area is 34,482 square metres. A total 483 residential dwelling units are proposed, of which, 60 shall be rental dwelling units.

| <b>Applicant</b>    | <b>Agent</b> | <b>Architect</b> | <b>Owner</b>                 |
|---------------------|--------------|------------------|------------------------------|
| MICHAEL<br>GOLDBERG |              |                  | 160 CACTUS<br>AVENUE LIMITED |

### EXISTING PLANNING CONTROLS

|                            |                |                           |
|----------------------------|----------------|---------------------------|
| Official Plan Designation: | Neighbourhoods | Site Specific Provision:  |
| Zoning:                    | RT (au220.0)   | Heritage Designation:     |
| Height Limit (m):          | 10.5           | Site Plan Control Area: Y |

### PROJECT INFORMATION

|                   |        |               |            |
|-------------------|--------|---------------|------------|
| Site Area (sq m): | 14,171 | Frontage (m): | Depth (m): |
|-------------------|--------|---------------|------------|

| <b>Building Data</b>        | <b>Existing</b> | <b>Retained</b> | <b>Proposed</b> | <b>Total</b>  |
|-----------------------------|-----------------|-----------------|-----------------|---------------|
| Ground Floor Area (sq m):   |                 |                 | 4,947           | <b>4,947</b>  |
| Residential GFA (sq m):     |                 |                 | 34,706          | <b>34,706</b> |
| Non-Residential GFA (sq m): |                 |                 |                 |               |
| <b>Total GFA (sq m):</b>    |                 |                 | <b>34,706</b>   | <b>34,706</b> |
| Height - Storeys:           |                 |                 | 15              | <b>15</b>     |
| Height - Metres:            |                 |                 | 49              | <b>49</b>     |

|                         |       |                    |      |
|-------------------------|-------|--------------------|------|
| Lot Coverage Ratio (%): | 34.91 | Floor Space Index: | 2.45 |
|-------------------------|-------|--------------------|------|

| <b>Floor Area Breakdown</b> | <b>Above Grade (sq m)</b> | <b>Below Grade (sq m)</b> |
|-----------------------------|---------------------------|---------------------------|
| Residential GFA:            | 34,706                    |                           |
| Retail GFA:                 |                           |                           |
| Office GFA:                 |                           |                           |
| Industrial GFA:             |                           |                           |
| Institutional/Other GFA:    |                           |                           |

| <b>Residential Units by Tenure</b> | <b>Existing</b> | <b>Retained</b> | <b>Proposed</b> | <b>Total</b> |
|------------------------------------|-----------------|-----------------|-----------------|--------------|
| Rental:                            | 60              |                 | 60              | 60           |
| Freehold:                          |                 |                 |                 |              |
| Condominium:                       |                 |                 | 423             | 423          |
| Other:                             |                 |                 |                 |              |
| <b>Total Units:</b>                | <b>60</b>       |                 | <b>483</b>      | <b>483</b>   |

#### **Total Residential Units by Size**

|                     | <b>Rooms</b> | <b>Bachelor</b> | <b>1 Bedroom</b> | <b>2 Bedroom</b> | <b>3+ Bedroom</b> |
|---------------------|--------------|-----------------|------------------|------------------|-------------------|
| Retained:           |              |                 |                  |                  |                   |
| Proposed:           |              |                 | 255              | 158              | 70                |
| <b>Total Units:</b> |              |                 | <b>255 (53%)</b> | <b>158 (33%)</b> | <b>70 (14%)</b>   |

#### **Parking and Loading**

Parking Spaces: 319      Bicycle Parking Spaces: 388      Loading Docks: 1

#### **CONTACT:**

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